

Lease Addendum 1B

Heating Systems - Oil Heat

This addendum is attached to the lease beginning the ____ day of _____, 20____, and is added to and amends that certain agreement by and between

_____ as Tenant(s)
and _____ as Landlord(s), for the property listed at _____.

Said agreement is amended or emphasized as follows:

_____ It is the responsibility of the tenant to obtain and maintain a mandatory service contract with a fuel company which is approved by Owner or his authorized agent with regard to the heating system.

- This service contract must provide for full system coverage for the above stated property.
- Any damage caused or repairs needed as a result of the tenant's chosen fuel company will be the responsibility of the Tenant / Fuel company.
- Tenant agrees to provide Owner with a copy of said service contract within seven (7) days from the commencement of this lease.
- In the event that service contract already exists in Owner's name, Tenant agrees to assume said service contract and pay all fuel and applicable deposits and charges to keep said contract in force.

_____ Electric and kerosene heating units are prohibited without Owner's written permission.

_____ Throughout the duration of this lease Tenant is responsible to supply oil for heat and hot water at the above stated property. Tenant understands that Tenant is responsible for the payment of all fuel oil costs, just as if heating was by a public utility such as gas or electric.

- Do not let the oil level get below the one quarter (1/4) mark. Oil tank gages are not precisely accurate. Oil level may be close to or even on empty before gage reaches "empty". **NO OIL = NO HEAT, NO HOT WATER**
- This can also lead to the furnace sucking oil sludge off of the bottom of the tank, causing the burners to not fire properly and causing more oil than necessary needed to heat the house.
- Oil sludge may even close off the oil line requiring a furnace service call. Should this occur Tenant will be responsible for the cost of the service call.
- Tenant agrees to pay as additional rent the cost of priming the burner if the tank runs dry, and the cost of repairs due to this.

_____ Upon move-in furnace is in good working order and the amount of oil in the tank is _____ gallons.

_____ Tenant is required to leave _____ gallons of oil in the tank upon vacating the premises.

_____ If Tenant does not leave the above stated amount charges will be deducted from the security deposit refund.

_____ The capacity of the oil tank is gallons _____.

_____ Yes I have received the FAQ sheet.

Lessee Date

Agent Date

Recommended Oil Company for this property:

Oil Heat - FAQ

Q. I just moved into a house with an oil furnace and I don't know anything about it! How do I order oil?

A: You can order a specific quantity of oil, such as 100 gallons or you can have your tank filled. In general, the more gallons of oil you purchase at one time, the lower the price per gallon.

You can also contact your oil company and apply to be put on a budget. With this you would pay a set amount each month for a specific billing cycle (usually 1 year) and the oil company would schedule your address for regular fill-ups. At the end of the billing cycle, you would either have a balance which would come due at that time, or you would have a credit which they would refund. Some companies will refund with interest!

Q. What happens if I run out of oil?

A. Your furnace will stop running and you have no heat **OR HOT WATER**. You will need to order more oil. If you have run your tank completely dry, you will need to have the oil delivery/service personnel "prime" your system to accept a fresh supply of oil. This is an additional charge which, depending on your oil provider, could be quite expensive, especially if you need them to come outside of normal business hours. This expensive **will not** be covered by the landlord.

Q. Is it OK to burn diesel fuel in my oil furnace?

A. YES! Heating oil is diesel fuel. It is dyed red to indicate that it is not legal to burn in a diesel vehicle because the red dye indicates that there were no road taxes paid with it. Putting diesel fuel into your oil tank is a good way to get yourself through an otherwise cold night and morning in the case that you let yourself run low when a truck cannot get to you till the next day.

Q. How much will it cost me to heat my house?

A. Check with the company who has been servicing your new address. They should be able to estimate a budget based on previous usage and deliveries to that address. Keep in mind, the previous tenant's heat comfort may differ greatly from yours which is why this is only an estimate.

Q. How many gallons of oil will I use in a month? A year?

A. A typical round number of gallons for mid- winter use during the three frigid months of December, January and February will be about 100 gallons per month (about 3 gallons per day). October-November, and March-April should be less and May – September should be minimum and primarily used only to heat the hot water.

Q. Is it true that burning wood in a fireplace will make your home-heating energy costs go up instead of down?

A. According to Marilyn vos Savant of Ask Marilyn fame, "Yes. A fire needs air to burn, so it draws already heated air from the rest of the house. That action, in turn, pulls cold outside air into the house wherever it has leaks. Some of the warmth from a fire radiates into the room, but most of the heat goes up the chimney. The best use of a fireplace is for enjoyment."

Q. Is there a best time of year to purchase heating oil?

A. It is best to fill your tank before the heating season begins. Keeping your tank full or at least mostly full in the summer will help prevent water build up in your tank due to condensation.

Q. Is there a time of year when heating oil prices are lowest?

A. Sometimes the prices are lower in the summer. However, over the last dozen years or so worldwide market forces have been a bigger influence on energy costs than the season. That makes the concept of price timing a dicey game. Watching the diesel prices at the gas station is one way people can see pricing trends in heating oil. Local prices of heating oil are often different than the national scene.

Oil Heat - FAQ

Q: Is it hard on my furnace to run out of oil?

A. It's better for your heating system NOT to let it run out but it seldom causes damage. Refill your oil tank before it gets much less than a quarter full for best results.

Q. What if my pilot light goes out?

A. There is not a pilot light in an oil furnace. That's a good thing. It means you are not using any energy when the furnace is not producing heat for you. This is another way that oil furnaces save money, energy and the environment.

Q. Is oil heat clean?

A. Oil heat is as clean as any other energy source for home heating. A properly maintained oil furnace will not put out any visible smoke from the chimney and there will be no dust, soot, or smell inside your home.

Q. What do I do if I have a smell of soot?

A. All furnaces and furnace types will need annual "tune-ups" to keep them running clean and efficiently. Contact your property manager/landlord if you feel your system needs servicing.

Q. Is oil heat safe?

A. Yes, oil heat is very safe. Many say it may be considered the safest type of heat because it will not explode nor will it get so hot as to catch anything on fire. Yet oil heat is the warmest heat coming out of a heat vent. Thus it warms your home quickly, safely and cost effectively.